



THE OLD HOUSE BUCKS FARM

Shorwell, Isle of Wight, PO30 3LP





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

THE OLD HOUSE BUCKS FARM

Kingston Road • Shorwell • Isle of Wight • PO30 3LP

A detached farmhouse situated in an idyllic rural location with beautifully landscaped gardens, a separate paddock, garage and stunning views of the countryside, in all extending to 2.52 acres.

Ground Floor

Porch | Inner Hall | Dining Room | Kitchen/Breakfast Room | Sitting Room | Study | Utility Room | W/C

First Floor

Master Bedroom 1 | En Suite Bathroom with bath and shower (1) | Bedroom 2 with En Suite Dressing Room & sink (2) | Bedrooms (3 & 4) | Family Bathroom | Landing | Loft

Buildings

Garage

Gardens & Grounds

Terrace overlooking landscaped garden | Gravelled Driveway and parking | Herbaceous Borders | Landscaped Gardens and Grounds overlooking paddock

Paddock

Grass paddock extending to 2.01 acres with vehicular access

In all 2.52 acres (1.02 ha)

Guide Price £800,000

HISTORY

The Old House Bucks Farm is the original farmhouse, parts of which date back some 200 years. The surrounding farm buildings have been sympathetically developed to form a small community set in an idyllic rural landscape of breathtaking country views and with adjacent bridlepath walks. Built of original island stone with thick walls, the Old House Bucks Farm has been lovingly renovated into the comfortable family home with everything that modern day living requires.

LOCATION

The Old House Bucks Farm is situated down a private lane off Kingston Road, a few minutes' drive from Shorwell and Brighstone, where basic amenities can be found. Ferry connections to the mainland are located at Yarmouth (to Lymington), Fishbourne (to Portsmouth) and East Cowes (to Southampton).

THE PROPERTY

The property sits slightly raised up with steps down to the garden from the front door and south facing terrace. The interiors offer luxury and comfort with underfloor heating in the bathroom, double glazing, bespoke carpentry and premium fixtures and fittings throughout. Both inside and out, The Old House Bucks Farm is a perfect home for entertaining.

GROUND FLOOR

Porch

A stone porch with gable slate-tiled roof at the front of the house and a glaze-panelled front door. Inside a terracotta tiled floor and inner doorway provide a warm and welcoming sense of arrival.

Inner Hall

Connecting the front entrance to the reception rooms as well as to the rear corridor for access to the kitchen/breakfast room, office, utility room and W/C. Recessed space currently used for wine fridges. Wood banister and spindles, carpeted staircase to first floor.

Dining Room

Dual-aspect with windows facing south and east overlooking the landscaped gardens. Decorative fireplace with marble surround.





Kitchen/Breakfast Room

A large space with room for a large farmhouse breakfast table. Oil fired 2-door Aga, separate gas hob, built-in Neff oven and Neff microwave. Shaker cupboards top and bottom with granite worktops and tile splashbacks; central bespoke work top made from local beechwood. Windows overlooking the garden and paddock to the east. Stable door provides access to the rear of the property. Spacious larder with shelving.

Sitting Room

Dual-aspect facing south and west over the garden with views of the hills beyond. Fireplace with marble surround, hearth and wooden mantle. Built-in cupboards, wooden bookcase and double doors opening onto hallway.

Study

At the back of the house with built-in wooden desk-top, cupboards and generous shelving.

Utility Room

Across from the kitchen with Belfast sink, space for laundry, washing machine and tumble dryer; airing cupboard housing the main hot water tank which can be switched to electric immersion heating if required. Oil fired boiler.

W/C

With wash basin.

FIRST FLOOR

Master Bedroom 1

With windows facing south and east over the gardens and paddock. Spectacular views of the countryside, hills and sea in the distance.

En Suite Bathroom (1)

Comprises a large shower and wood-panelled bath, sink and storage unit. W/C. Stunning rural views.

Bedroom 2

A light and bright pretty double bedroom with attractive arched windows facing north.



En Suite Dressing room (2)

Currently used as a dressing room with a sink within a built-in cupboard unit, this room could easily be made into an en suite bath/shower room. Velux window. Original beam.

Bedroom 3

Dual-aspect double bedroom facing south and west over the garden. Built-in cupboards, drawers and burr elm front wardrobe with open bookcase/shelving.

Bedroom 4

A double bedroom with wooden floor facing south over the garden. Views of the countryside beyond. Internal window to provide additional light over the staircase.

Family Bathroom

A generous bathroom with a luxurious roll-top bath and separate shower. Built-in wooden cupboards and wooden vanity unit with sink. W/C. Underfloor heating.

Landing

With access to all four bedrooms and family bathroom.

Loft

With drop-down metal stairs. Partially boarded and insulated with electric light and ample storage.

GARDENS AND GROUNDS

The property is approached via a private lane, set back from the main road and enjoying a peaceful rural position within a substantial plot, surrounded by open countryside.

To the side of the farmhouse is a generous gravelled driveway providing parking for several vehicles, with additional right of parking in courtyard, and complemented by a detached garage.

The gardens are a notable feature, extending to the side and rear of the property. An extensive area of formal lawn is interspersed with established flower and shrub borders, creating an attractive and well maintained setting. The south facing terrace provides a stunning seating and entertainment area in summer. To the side of the garden, a west facing paved terrace with timber pergola provides an additional seating and entertainment area, with the gardens beyond blending into a more natural tree-lined backdrop, enhancing privacy and rural feel.

The property enjoys beautiful open views across surrounding countryside and St Catherine's Down in the distance which may be appreciated from both the gardens and terrace.

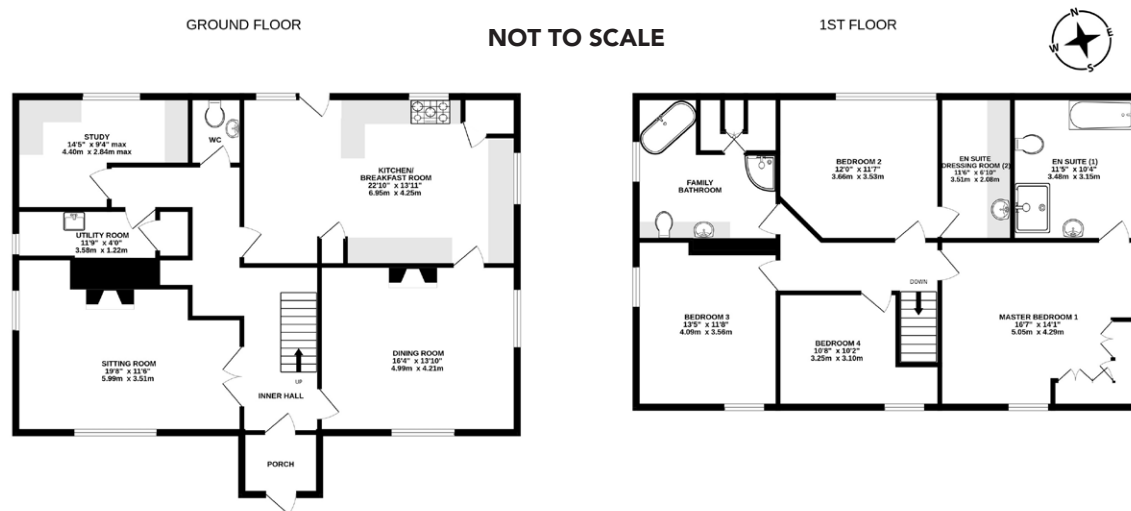
GARAGE

The garage is detached from the house and provides external storage or work area. The garage can be accessed via a remote door off the driveway, as well as a pedestrian access from the garden.

PADDOCK

Situated to the east of the main house is a rectangular parcel of pastureland extending to approximately 2.01 acres. The land is fenced with mature hedging and post and rail fencing, and benefits from a separate vehicle access through a right of way.





GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by priv

ACCESS

There is a separate access to the paddock also off the public highway via a separate gateway with right of way, further along from the main residential access.

WAYLEAVES AND EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

All sporting, timber and mineral rights are included in the freehold sale so far as they are owned.

SERVICES

Mains electric and water, oil fired central heating. Private drainage system via newly installed sewerage treatment plant. Underfloor heating in family bathroom upstairs.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

BROADBAND AVAILABILITY

Starlink broadband connected to the property.

MOBILE /INTERNET COVERAGE

Good indoor and outdoor.

TENURE

Freehold with vacant possession.

PLANNING

The property is not listed but lies within the Isle of Wight National Landscape (formerly AONB)

PLANS AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation.

CONSTRUCTION

Built late 19th century of stone. New PVC double glazed windows throughout.

LOCAL AUTHORITY

Isle of Wight Council

COUNCIL TAX BAND

G

POSTCODE

PO30 3LP

EPC

D

FIXTURES AND FITTINGS

BCMWH will supply a separate list of fixtures and fittings included, excluded or available by separate negotiation.

WHAT3WORDS

///postings.donates.stole

VIEWINGS

By appointment with BCM WILSON HILL IOW only

SELLING AGENT

BCM Wilson Hill Isle of Wight, Red Barn, Cheeks Farm, Merstone Lane, Merstone, Isle of Wight, PO30 3DE t: 01983 828806 e: iow@bcmwilsonhill.co.uk

NB These particulars are as at May 2026

Photos are as at April 2026



Isle of Wight

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